

Governors Island, Post Hospital (Building #9)
Governors Island
New York Harbor
New York City
New York County
New York

HABS No. NY-5715-5

HABS
NY
3-GOV,
5-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, DC 20013-7127

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HISTORIC AMERICAN BUILDINGS SURVEY

GOVERNORS ISLAND, POST HOSPITAL (BUILDING #9) HABS NO. NY-5715-5

Location: Southeast edge of Nolan Park, northwest of Barry Road,
Governors Island, New York Harbor, New York, New York.

Present Owner: United States Coast Guard

Present Occupants: 9A Commander and Mrs. H.J. Dresch
9B Lieutenant Commander and Mrs. M. Ragsdale
9C Major and Mrs. C. Vessey
9D vacant

Present Use: Officers' family housing

Significance: Since its construction, this building has been a key structure on the Governors Island military post. It was erected in 1839 as the post hospital and served that purpose until 1878 when it was converted to the headquarters building of a major Army command. By 1947 it had been converted to officers' housing and remains in that use today. With its impressive granite entrance wrought iron balcony, and symmetrically arranged stone and brick facade, the building is a key structure in the Nolan Park area.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The contract for construction of Building 9 was signed on April 30, 1839. The post Quartermaster A. Mackay wrote the Acting Quartermaster General on July 8, 1839 that the building was under construction.
2. Architect: The building's architect is unknown but may have been the Engineering or Quartermasters Department.
3. Original and subsequent owners: The United States Army was the original owner. Ownership was transferred to the United States Coast Guard in 1966.
4. Builder, contractor, supplier: The contract for construction of the building was awarded to local carpenters Joseph F. Donnel and John P. Angevine and mason Stacey Pitcher. The contractors were to supply the materials.
5. Original plans and construction: Plates 1-5 filed with the construction contract illustrate the original intended appearance of the new post hospital. The contract containing specifications and the drawings is located in the Navy and Old Army Branch of the

National Archives, Washington, D.C., Record Group 92, Consolidated Correspondence File. A copy is included at the end of the data. The cost of the building was set at \$12,250.

Although the exterior of the building conformed to the original plans, the interior did not. In 1843, a complaint was made that the interior plan had been altered considerably from the original design at the time of construction and that the changes had necessitated a sum of \$6,000 above that originally authorized (Cross to Jesup, September 18, 1843). A drawing from 1863 (Plate 6) illustrates what may have been the floor plan as it was built.

Shortly after construction of the building began, additional plans were made to enclose the rear yard with brick walls capped with cut stone. The interior was to be lined with a sloping roof of slate under which various hospital related outhouses were to be placed (Mackay to Stanton, July 8, 1839). These included a laundry, washing room, dissecting and dead room and receiving room. The enclosure was designed by architect H. C. Bushnell (August 1839, R.G. 92, Box 345). According to a letter of March 1840, an agreement was made with the same contractor for the construction of the covered way and houses. Work was to be completed by winter but was not and was resumed in the spring of 1840 (Stanton to Jesup, March 21, 1840).

6. Additions and alterations: Within a few years after construction, alteration to the roof was found necessary to prevent premature decay of the building. In an 1843 letter to the Quartermaster General's Office, Colonel Truman Cross described the problem. "A roof presenting an area of twenty-five hundred square feet fenced in with a brick wall three feet and a half high all around, with only two leaders, and they on one side of the; building, is far more like a tub, intended to catch and hold water, than a roof to shed it off, and is another of the many illustrations which our service furnishes, where utility is sacrificed to a poor attempt at show" (Cross to Jesup, September 18, 1843). An enclosure with the letter expanded on the problem. The weight of snow had caused the roof to settle, and the tin covering the roof had separated from the parapet wall. As a result, water had seeped inside the wall. No documentation for the exact date of the alteration to the roof was found, but the change was made at least by 1863. A drawing of the building dated from that year (Plate 6) shows a hipped roof with monitor. A photograph from the next year (Plate 7) reveals that the roof had been altered once again. The hipped roof and monitor were removed and replaced with a flat roof. A detailed report made by the Surgeon General's Office in 1868 noted that the roof was flat with a covering of tin and an 1871 drawing

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(Plate 8) illustrates the buildings with a flat roof. By the early 1950s, the building once again had a hipped tin roof with monitor that was changed later in the decade to a skylight. (See Photographs NY-5715-5-5 and NY-5715-5-8 following the Bibliography).

Alterations appear to have been made to the interior at some time between 1863 and 1868. The Surgeon General's report of 1868 described a floor plan which differed somewhat from the 1863 drawing (Plate 6). According to this report, the first floor was divided by a central hall into two large hospital wards, each measuring 48' x 20'6". Two arched doorways located at either end of the rooms opened onto the hallway. In 1868 the second floor had one room on the east or left side of the hall and three rooms on the opposite side. An area was partitioned off in the middle of the east room for a water closet and bathroom having a single window. The partition walls separating the pantry from the wards in the 1863 drawing were obviously removed to form the single large room described in the report.

Between 1870 and 1874, the one-story brick building at the rear of the hospital was demolished and replaced by two frame 90' x 24' pavilions. The new structures, which were oriented north-south at the rear of the building, were constructed of material obtained from the demolition of a general hospital that had stood to the southeast of the post hospital since 1862. The buildings were constructed by soldiers under the immediate supervision of Assistant Surgeon A. H. Hoff (Circular No. 8, May 1, 1875). In 1874 the east building had a vestibule with adjoining closet and nurses room on its north end and a 9' x 8' projection containing a water closet at the rear. The west building entered through a narrow hallway flanked by a nurses room and smoking room on the north also had a water closet on its southern end. The remainder of the two buildings consisted of hospital wards measuring 77' x 24'. The hospital building was joined to the two wards by verandas facing the interior courtyard. At the southern end of these buildings were basements most of which were above grade since the ground sloped downward to the south. A dead house, that may have been part of the earlier structure at the rear of the courtyard, was situated at the same level as these basements. By 1885, the wings were considered beyond repair and proposals to replace them with a new building were submitted in that year (Office of the Post Quartermaster to the Quartermaster General, April 30, 1885). Nevertheless, the buildings survived at least until 1922 (Smith, 1923, p. 137).

At some point, the building was converted to officers' housing requiring considerable change in its floor plan. According to real estate records on file in the U.S. Coast Guard Facilities Engineering Office, Governors Island, the building was being used as officers' housing with four apartments in 1947. The initial conversion to officers' quarters may have occurred during the late 1930s when considerable work was done to the Island's existing structures by the Works Progress Administration. However, no plans like those for other buildings are on file at the Facilities Engineering Office. A drawing dated 1952 (See Photograph NY-5715-5-6 following the Bibliography) shows plans of the apartments as well as interior renovations and alterations which consisted for the most part of the installation of new steel stairs, new flooring, ceiling, plumbing and wiring. With the exception of the central hall containing the main staircase, the floor plan bore no resemblance to the interior's original configuration.

Later drawings from 1959 (see Photograph NY-5715-5-7 following the Bibliography) labelled as built show few changes from the 1952 drawings. By this time the rear entrance of the building had been altered to its current appearance. The tin roof had been covered with asphalt shingles, and the monitor replaced by a skylight.

- B. Historical Context: From 1839 to 1878, the building served as the post hospital. Wards were located on the first and second floors and offices, a kitchen, storerooms, dispensary and stewards' quarters were in the basement. In 1862 a frame general hospital was built adjacent to the building (Plate 6). During the early 1870s, the newer hospital was demolished and materials were used for the construction of two wings at the rear of post hospital. The wings contained large hospital wards.

Over the years, complaints were made about the inadequacy of the building as a hospital. It was poorly ventilated and badly lighted (e.g., Circular No. 4, December 5, 1870). Finally by the 1870s, its use as the post hospital began to give way. A report dated 1870, noted that the two wards within the building were used for court-martials, examination of recruits, lectures and balls (Circular No. 4, December 5, 1870). Probably the wards were those located on the main floor since a second report five years later revealed that the first floor wards were used for "the examination of recruits, and occasionally for entertainments, such as balls, concerts, &c." The five rooms on the second floor were for "the treatment of special cases, storerooms, and occasionally as quarters for medical officers and hospital-stewards temporarily at the post" (Circular No. 8, May 1, 1875). The buildings at the rear were still used as wards in 1875.

In 1878 a major Army command, the Military Division of the Atlantic, and one of its subdivisions, the Department of the East were transferred to Governors Island. The new commanding officer, General Winfield Scott Hancock, found the hospital building "unsuited for the purpose of a Hospital and...so located as to be objectionable for use as such" (Adjutant General's Office, November 25, 1879). He felt the building was more suitable, as well as properly located for the headquarters building. On August 18, 1879, the Secretary of War approved transfer of the building from the Medical Department to the Quartermaster Department for this purpose (Ibid). The building also housed the offices of the Assistant Adjutant General and Aids de Camp. The east wing was converted to a school and the west to a printing office. By the mid 1880s, additional offices were located in the main building. The inspection report for 1886 listed the Judge Advocate, the Inspector of Rifle Practice and clerks among the building's occupants. The building continued as command headquarters through several different Army commands into the 20th century.

At least by 1947, the building had been converted to a new function. Real estate records on file in the Facilities Engineering Office reveal that the building was used as officers' quarters housing four families. The conversion may have taken place during the WPA work in the late 1930s. the change in function reinforced the residential character of the area immediately surrounding Nolan Park. Today, the building remains as officers' housing with four quarters.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: The original Greek Revival character of this building remains although it was diminished by the removal of the parapet wall. The west or principal facade has an impressive granite entrance, wrought iron balcony and symmetrical arrangement of the fenestration. In addition, the stone foundation and brick walls distinguish the building from most structures surrounding Nolan Park, but it nevertheless contributes to the small-scale residential character of the Park.
2. Condition of fabric: The building is well maintained and is in good repair throughout.

B. Description of Exterior:

1. Over-all dimensions: This nearly square, two story above raised basement building measures 55' 2" X 52' 3". There are five bays arranged symmetrically on the northwest or front-side. The basement is exposed by an areaway surrounded by a chain link fence.

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2. Foundations: The foundations are stone. According to the 1839 specifications they were to be 3' thick. Drawings of the building from 1959 show footings under the bearing walls.
3. Walls: Below the sill level of the basement windows, the wall has been parged and painted grey. The remainder of the basement walls are random granite ashlar with a dressed granite water table approximately 8" in width. Brick trim consisting of alternating stretcher and header courses are on both sides of most basement windows. Brick infill on the south and north basement walls indicate the former location of windows. First and second story walls on all elevations are red brick laid in stretcher bond with a header course directly above the water table. The walls show evidence of sandblasting.
4. Structural systems, framing: The exterior walls and the east-west walls along the central hallway are masonry loadbearing. Floor joists are 3" X 12", 16" on center. Rafters are 3" X 6", 16" on center.
5. Porches, balconies: Balconies are located on the second story in the center bays of both the east and west sides. Balusters and rails are decorative wrought iron, and the balconies are supported by three scrolled wrought iron brackets. The decking on both is wood.
6. Chimneys: End wall chimneys are located at the east and west end of the south wall. A third end wall chimney is at the west end on the north side. Each is red brick laid in stretcher bond with concrete or stone caps. A fourth chimney at the east end of the north wall is detached. Its red brick stack of 5-1 common bond is set on a concrete pier approximately 1' 3" from the wall.
7. Openings
 - a. Doorways and doors: The west doorway consists of a recessed four panelled wood and glass door flanked by fluted pilasters supporting a pediment. There is a small four-light transom above the door. The delicate proportions of the door, which is a recent alteration, contrast with the massive post and lintel granite surround. The granite steps leading to the door are flanked by large granite blocks with curvilinear wrought iron railings.
 - b. Windows: Windows are typically six-over-six-light double hung sash with stone and precast stone lug sills and lintels. The

second story center bay windows on both the east and west sides are six-over-six-light double hung sash flanked by narrow two-over-two-light double hung sash windows.

In the east side, a similar entrance has been altered with the removal of the stairs. Although, the granite surround remains, the lower portion of the doorway has been enclosed by a wooden wall formed of vertical and horizontal boards. The door has been replaced by a six-over-six-light double hung sash window. The window which is flanked by pilasters supporting an entablature has a six light transom. Below the former first-story entrance is a wooden four panelled basement door with nine panes.

8. Roof:

- a. Shape, covering: The shallow hipped roof is covered with asphalt shingles. A skylight at the ridge illuminates the second floor hallway.

- b. Cornice, eaves:

A metal gutter with aluminum downspouts at the corners of the building extends along the denticulated brick cornice. The cornice is painted white.

C. Description of the Interior:

The building is divided into four quarters with access to each off a center hall. The hall contains a U-type stairway with landings on all three floors. Quarters on the first floor have additional rooms in the basement. Storerooms and the boiler room are also located in the basement. Since interior finishes and floor plans are similar, only one unit 9D, was examined. For variations in the floor plans on the first and second floors see Plate 7.

1. Floor plans:

- a. On the basement level a central hall, entered from the east side or rear of the building, runs approximately 3/4 of the depth of the building. The main stairway is on the north wall. The hall is terminated on the west by a storeroom. The boiler room is to the north of the hall in the north east corner of the building. The remainder of this side of the building consists of the kitchen with nook and dining room for Quarters 9A. The south side of the hall is lined with

storagerooms. The living room, kitchen and dining room of Quarters 9B are next to the storerooms along the south wall of the building.

- b. The first floor door on the west or front side of the building opens onto a small vestibule directly in front of the central wall which contains the stairway. To the left of the hall is Quarters 9A. The living room in the northwest corner containing the stairs to the basement rooms is followed by a bedroom, two adjacent bathrooms and two additional bedrooms. With the exception of the bathroom on the north wall, each of these rooms opens onto a narrow hall running east-west parallel to the main hall of the building. Except for the placement of bedrooms in the southeast corner of the building, the floor plan of Quarters 9B on the south side of the main hall is almost identical to that of Quarters 9A.
 - c. On the second floor, the central hall is decreased in size to contain only the stairway and the landing with doors to Quarters 9C and 9D. To the north of the hall, the entrance to Quarters 9C opens onto an L-shaped hallway with two bedrooms in the northeast corner, and a bathroom, bedroom and living room along the north wall. Directly behind the main staircase on the east is the kitchen for Quarters 9C. The plan for Quarters 9D on the south side of the building is nearly identical to Quarters 9C but has been reversed with the kitchen and living room at the front of the building.
2. Stairways: The buildings main stairway is U-type with an open wall. The treads are wood with non-skid covering. The square newel posts and thin balusters are metal painted grey, and the wooden handrail is painted black. The stairway to the basement is entered below the first floor stairs.
 3. Flooring: The floors of the building's main hall are brown and beige octagonal, patterned, ceramic tile on the first and second floors and red quarry tile in the basement.

Varnished wooden flooring in the living room, hall and bedrooms in Quarters 9D is approximately 2 1/4" wide. The kitchen floor is linoleum, and the bathroom floor is hexagonal ceramic tile.
 4. Wall and ceiling finish: Load bearing walls have a plaster finish. Partition walls are 2" X 4" studs covered with gypsum board. Bathroom walls have ceramic tile wainscoting ceilings are a mixture of plaster and gypsum board.

5. Openings:

- a. Doorways and doors: Doors in Quarters 9D are typically flush with narrow simple wooden surrounds.
- b. Windows: Typical windows are deeply recessed with wooden sills and no surrounds.

6. Hardware: The entrance doors to the four Quarters have brass knots and plates of an Art Deco design.

7. Mechanical Equipment:

- a. Heating, air conditioning ventilation: Each room is heated by metal radiators generally located below windows. Cooling is by individual window air conditioning units.

D. Site:

1. General Setting: The building faces northwest onto Nolan Park a landscaped open space crisscrossed by brick sidewalks and surrounded by small-scale 19th and early 20th century houses. One sidewalk laid diagonally across the park leads to the granite steps at the front entrance of the building. A second brick sidewalk, which runs along the eastern edge of the Park passes directly in front of the building and branches off on the north and south encircling the buildings. The rear of the building faces onto Barry Road and the rear facade of Building 12 a large two-story brick residence containing officers' family housing.

PART III: ARCHITECTURAL DRAWINGS

A. Architectural Drawings

The original architectural drawings in the contract for construction of the building are located in the Navy and Old Army Branch of the National Archives, Record Group 92, Office of the Quartermaster General, Consolidated Correspondence File, 1794-1915. Box 345, Governors Island. The contract between Major A. Mackay and carpenters Joseph F. Donnel and John P. Angevine, and mason, Stacey Pitcher, is dated April 30, 1839.

Plans by H. C. Bushnell, August 1839. Box 345, Governors Island.
Plan for the additions at the rear of the building.

The following drawings in the Cartographic and Architectural Branch of the National Archives, Record Group 77, Maps and Plans of the Office

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of the Chief of Engineers, document the building's plan and exterior appearance in later years.

Plans and Elevations of the Post and General Hospitals, 1863.
Miscellaneous Forts File, Fort Jay, New York, #12.

Plan of the Post and General Hospitals, 1863. Miscellaneous Forts
File, Fort Jay, New York, #14.

Plan and Elevation of the Post Hospital, 1871. Miscellaneous
Forts File, Fort Jay, New York, #24.

The drawings listed below illustrate more recent alterations. They
are on file at the U.S. Coast Guard Support Center, New York,
Facilities Engineering Office on Governors Island.

Alteration to Building #9 showing the Rear (East) and Right Side
(South) Elevations, April 1951. The alterations do not appear to
have been made.

Interior Renovation and Alterations of Building #9, June 19,
1952. Primarily electrical, plumbing and ceiling alterations.

As Built of Building #9, 1959. Basement, first floor, second
floor and roof plans and cross section.

As Built of Building #9, 1959. Front, rear, left side and right
side elevations and cross section.

B. Early Views

West Side, ca. 1864. Still Picture Branch of the National Archives,
Record Group 165, Records of the War Department General and Special
Staffs. 165-C-238. Also illustrates west end of the appendages to
the east of the building.

West and South Sides, ca. 1895-1904. Still Picture Branch of the
National Archives, Record Group 165, Records of the War Department
General and Special Staffs. 165 FF 7L-1.

West Side, March 20, 1934. # (9906)-107011 U.S. Coast Guard Support
Center, New York, Special Services Office, Governors Island.

C. Bibliography:

1. Primary and Unpublished Sources:

The following sources are located in the Navy and Old Army Branch
of the National Archives, Record Group 92, Office of the
Quartermaster General, Consolidated Correspondence File, 1794-1915.

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Contract for construction of the building, April 30, 1839.
Box 345, Governors Island.

Major A. Mackay to Colonel Henry Stanton, Acting Quartermaster General, July 8, 1839. Box 345, Governors Island. Notes that the hospital was under construction.

Colonel Henry Stanton to General Thomas Jessup, March 21, 1840. Box 345, Governors Island. Notes that work on the hospital complex had not been completed before the onset of winter.

Colonel Truman Cross to General Thomas Jessup, September 18, 1843. Outlines problems with the roof and proposed changes.

Colonel Henry Whiting to the Quartermaster General, U. S. Army, April 24, 1846. Box 191, Fort Columbus. Lists necessary repairs to the building.

Case of Construction of a New Post Hospital at Governors Island, Adjutant General's Office, November 25, 1879. Box 345, Governors Island. Documents transfer of building to the Quartermaster's Department for use as headquarters building.

Inspection report made on public Buildings, Officers and Troop Quarters at Fort Columbus New York Harbor on the 31st day of October 1863 by 1st Lieut. James L. Casey 5th Infantry, Acting Assistant Quartermaster, U.S. Army Box 191, Fort Columbus. Refers to repairs needed.

Office of the Post Quartermaster, Fort Columbus to the Quartermaster General, U.S. Army, April 8, 1882. Box 191, Fort Columbus. Refers to repairs needed and uses of the building.

Office of the Post Quartermaster to the Quartermaster General, U.S. Army, April 30, 1885. Box 345, Governors Island. Describes condition of the building and lists occupants.

Office of Post Quartermaster to Quartermaster General, U.S. Army, April 2, 1886. Box 345, Governors Island. Lists occupants and repairs made during the last year.

2. Secondary and published sources:

U.S. Surgeon General's Office. Governors Island Record of Medical History of Post. Washington, D.C.: Medical Department, U.S. Army, May 14, 1868. Gives detailed description of the interior plan and uses.

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_____. A Report on Barracks and Hospitals With
Descriptions of Military Posts. Washington, D.C.: Government
Printing Office, 1870. pp. 24-31. Illustrates plan of the
building and lists uses for each room.

_____. A Report on the Hygiene of the United States
Army, With Descriptions of Military Posts. Washington, D.C.:
Government Printing Office, 1875, pp. 15-20.

Doorway

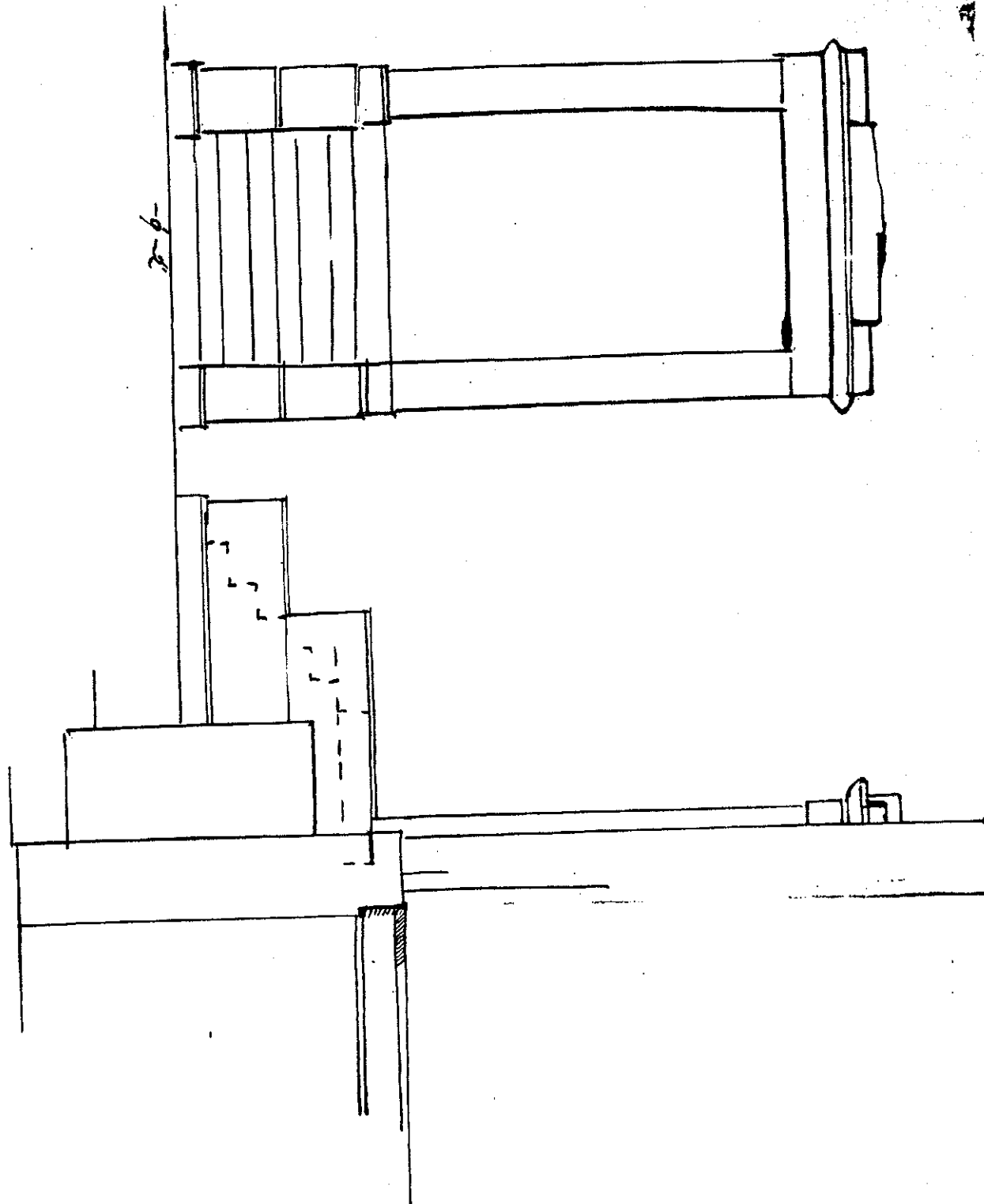


Plate 1
Photocopy of Drawing of Quarters 9
Navy and Old Army Branch, National Archives
Record Group 92
Drawer 345
Plan of Doorway
Unknown Delineator and Date

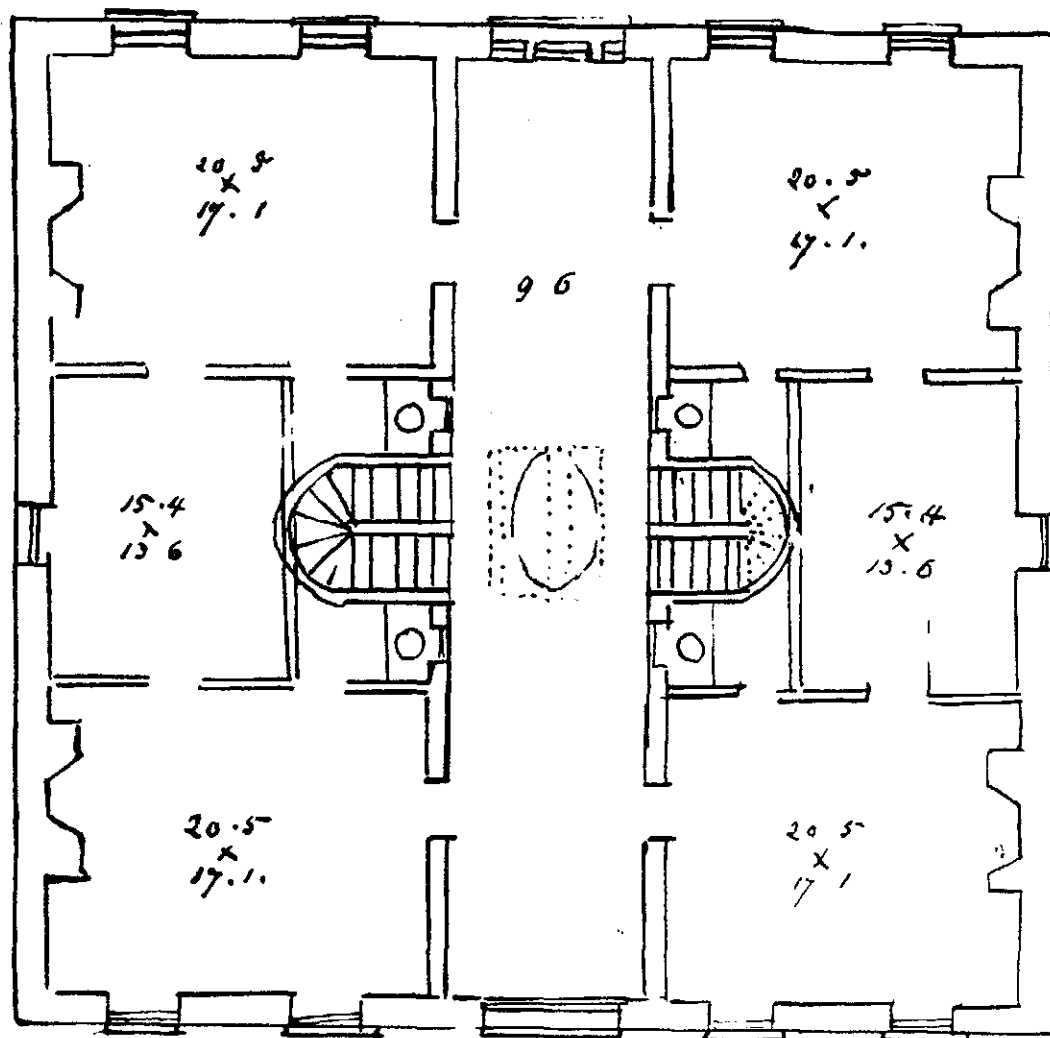
*Hospital**Governors Island.**Second Story.*

Plate 2

Photocopy of Drawing of Quarters 9
 Navy and Old Army Branch, National Archives
 Record Group 92, Drawer 345
 Plan of Second Story
 Unknown Delineator and Date

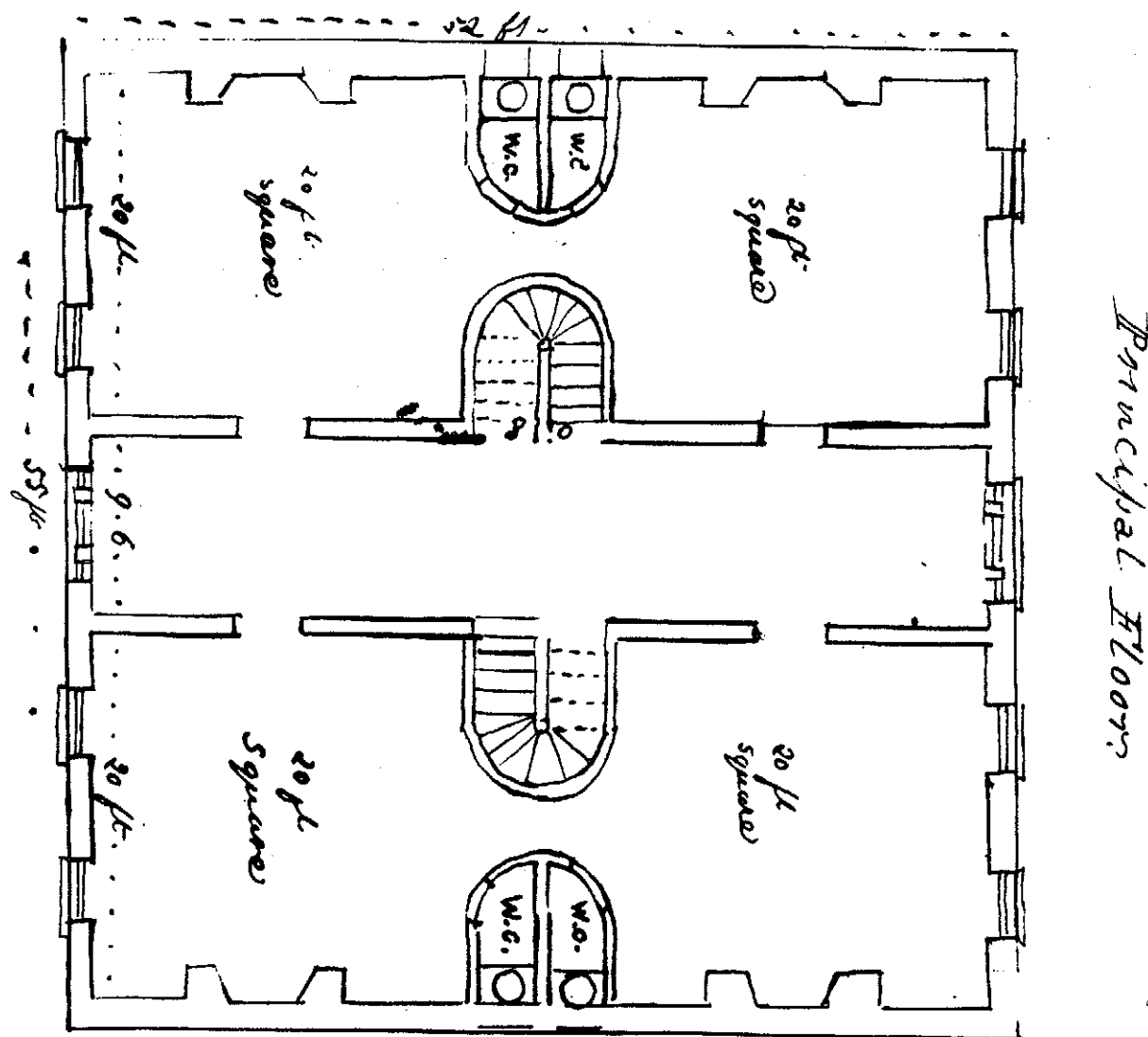


Plate 3
 Photocopy of Drawing of Quarters 9
 Navy and Old Army Branch, National Archives
 Record Group 92, Drawer 345
 Plan of First Floor
 Unknown Delineator and Date

HOSPITAL Medical Department.

Governors Island N.Y.

Plan of

Basement.

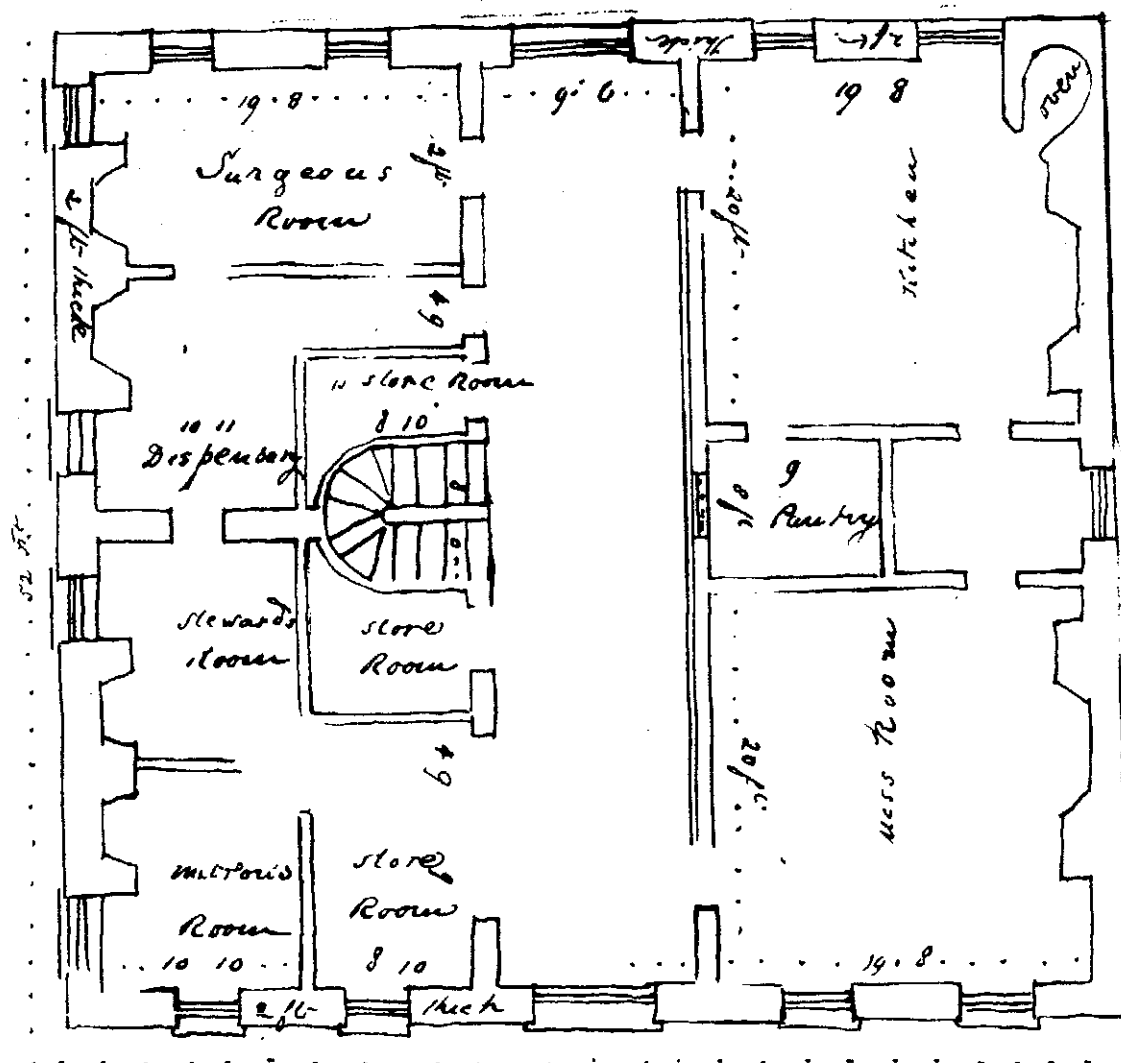


Plate 4

Photocopy of Drawing of Quarters 9

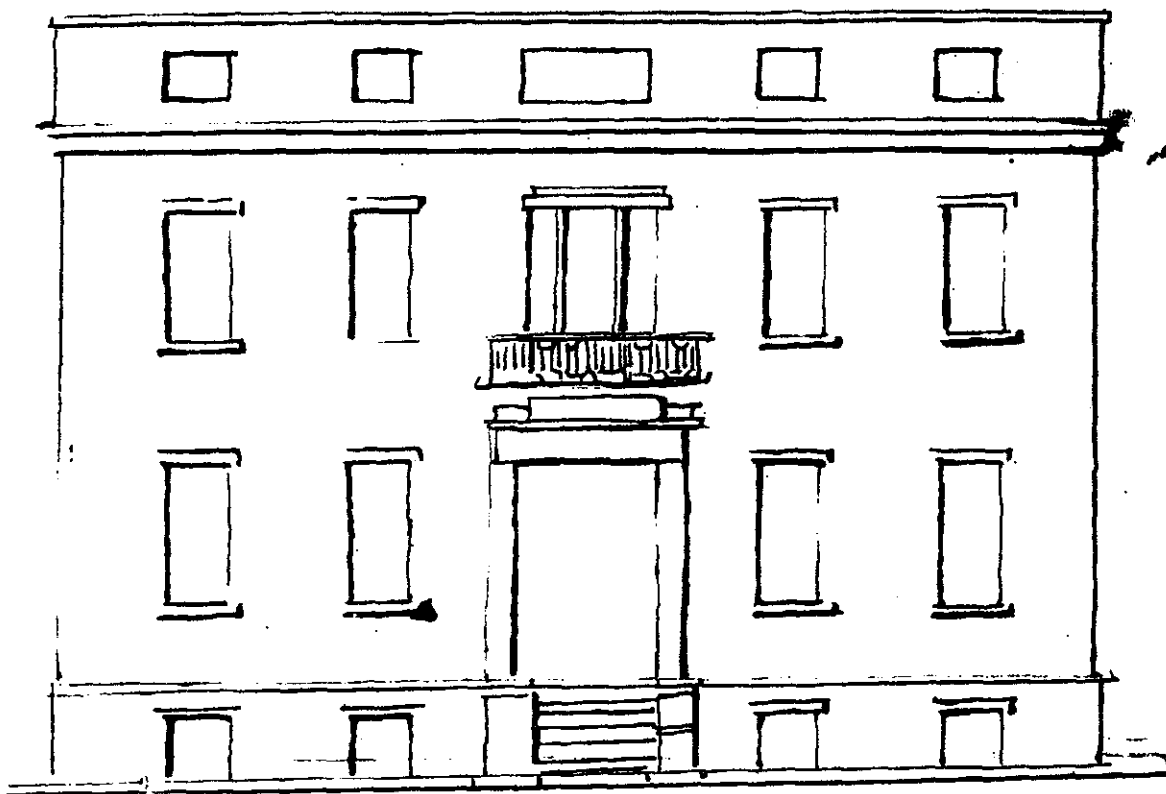
Navy and Old Army Branch, National Archives

Record Group 92, Drawer 345

Plan of Basement

Unknown Delineator and Date

Hospital
Medical Department
Governor's Island.



Elevation.

Plate 5
Photocopy of Drawing of Quarters 9
Navy and Old Army Branch, National Archives
Record Group 92, Drawer 345
Plan of Southwest Side
Unknown Delineator and Date

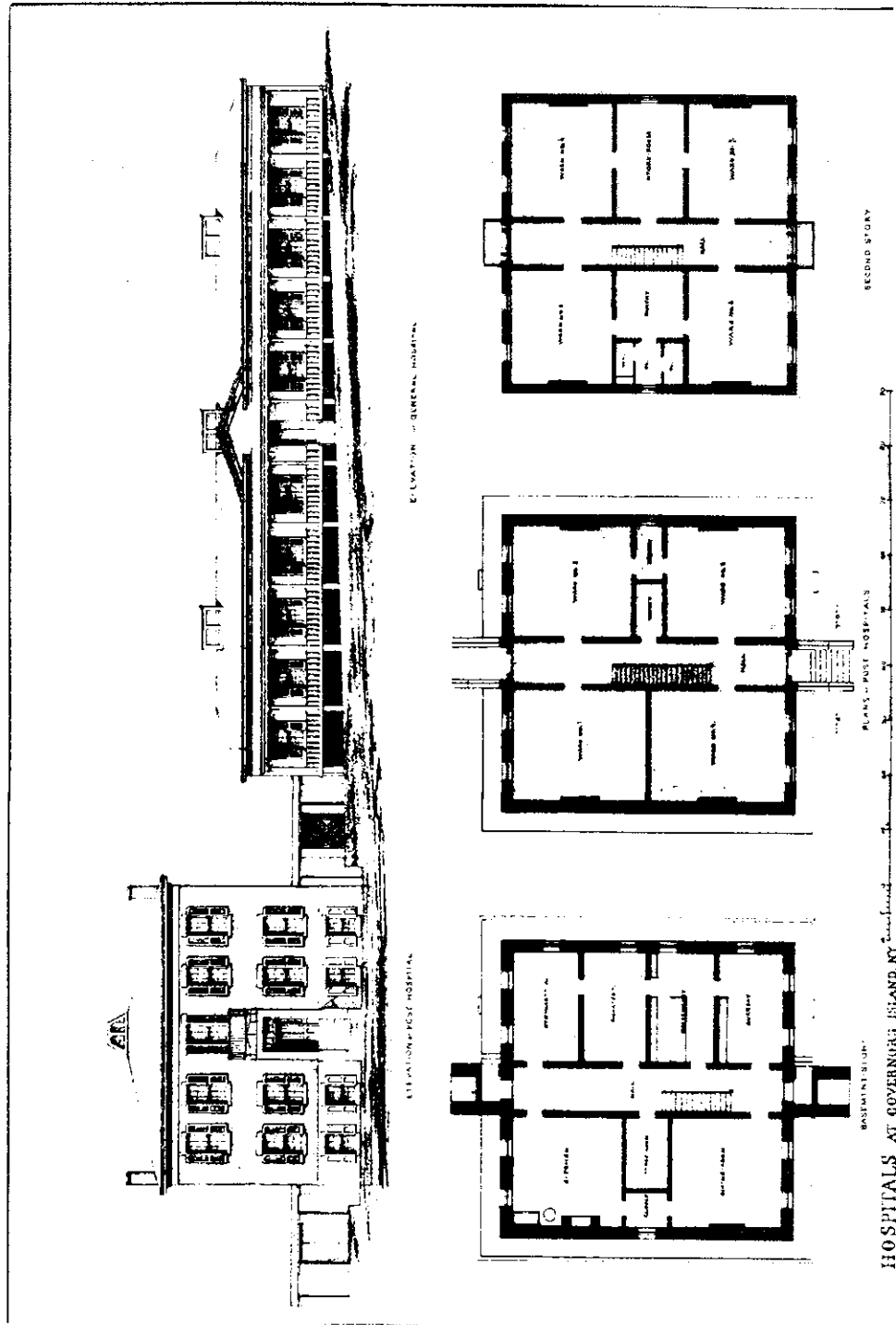


Plate 6

Photocopy of Plans and Elevations Building #9
National Archives, Cartographic and Architectural Branch
Record Group 77-Miscellaneous Forts File,
Maps and Plans of the Office of the Chief Engineers,
Fort Jay, New York, #12
View of Post Hospital
Unknown Delineator, August, 19, 1863



Plate 7
Reproduction of Photograph of Building #9
National Archives, Still Picture Branch
Record Group 165-C-238,
Records of the War Department, General and Special Staffs
View of Southwest Side
Unknown Photographer, 1864

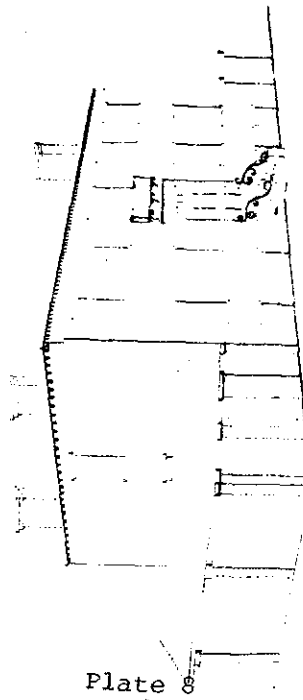
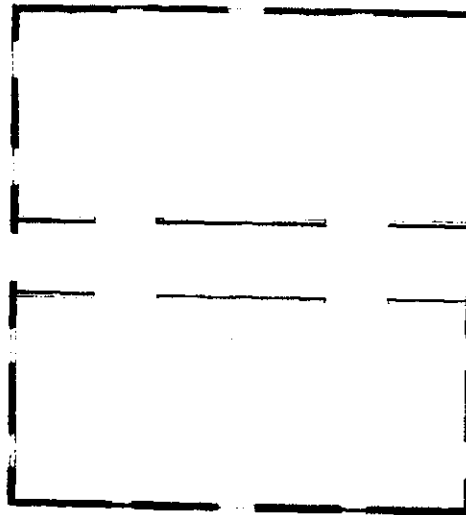
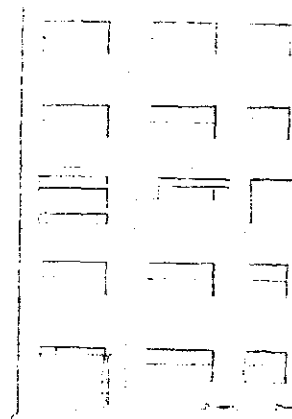


Plate 8

Photocopy of Plan for Building #9
National Archives, Architecture and Cartographic Branch
Record Group 77-Miscellaneous Forts File
Maps and Plans of the Office of the Chief of Engineers
Fort Jay, New York, #24
Plan and Elevation of the Post Hospital
Unknown Delineator, 1871

Articles of agreement, made this ~~thirtieth~~ ~~day of~~ ~~April~~ ~~1839~~
~~Between~~ ~~Major~~ ~~A. Mackay~~ ~~Quarter~~
master of the army of the United States of the First ~~Yark~~, and ~~John~~
F. Journal and John P. Angerine Carpenters and ~~stacey~~ ~~Pike~~ ~~her~~,
mason of the City of New York of the second ~~Yark~~. The ~~Parties~~
of the second ~~Yark~~ in consideration of the Covenants and Agreement
hereinafter contained, to be kept and performed by the ~~Party~~ of the
First ~~Yark~~, Do Covenant and agree to and with the ~~Party~~ of the
First ~~Yark~~, to erect, build and complete a cause to be erected, be
and completed on Governors Island in the Harbor of New York
upon ground near the southeast shore to be designated by the ~~Party~~
of the First ~~Yark~~ a good and substantial building, to be used
a Hospital for the medical Department of the army of the ~~U. S.~~
of the dimensions, description and materials, set forth in the ~~following~~
plans and specifications, and will commence said building
without delay and will provide at their own expense all the ~~materials~~
necessary for the erecting and completing said building
according to said plans and specifications and will deliver
said building to the ~~Party~~ of the First ~~Yark~~ completely finished
in seven months after the date of commencement.

The Building is to be of two stories and a Base
each story to be divided in the centre by a Hall of nine feet
inches in width. The Basement to be divided off by ~~stud~~ ~~partitions~~
partitions, lathed and plastered into the following rooms, viz
Surgeons Room, Dispensary, apothecary, Store Room, well hol

Steward's room, matron's room and two store-rooms, on one side of the Hall; and the Kitchen, Pantry, Passage to Mess Room and Mess Room on the other side, with their fire-places, chimneys, windows, Ovens, Doors, Shelves &c complete and of the dimensions given in the plan of the Basement.

The principal story to be divided off into rooms or wards as shown in the plan of the principal floor. twenty feet square each in the clear, with their fire-places, Flues, water closets, stair cases, windows, Doors, Halls, &c complete. The Partitions, with the exception of those on the right and left of the Hall, to be of stud-work, lathed and plastered as before mentioned.

The 2^d or upper story to be divided in like manner into six wards as shown in the plan, by stud-work partitions as before with their fire-places &c &c as with respect to the principal story and according to the accompanying plan of said floor.

The stair cases of the building to be arranged in recesses as shown in the various plans with their dimensions as there given.

They shall be constructed of iron after the best and most approved manner allowing a free circulation of air and having no wood about them but of the head, which are to be of best yellow-pine one & half inch thick. They are to extend on one side from principal story to second story, on the other from Basement to second story.

The water-closets of the 2^d story to be arranged on the right & left of the well holes, for stair cases and to these as well as those of the principal floor. Flaps covering the openings made in the walls to be arranged for the removal of gases &c as shown in the plan.

a trap door or Hatchway 4 by 8 feet, to be inserted in the floor of the 2nd story as shown in the plan of the Hall for the more convenient transportation of the sick and wounded from one floor to another, surrounded by an Iron Railing. Immediately over this in the roof of the building will be inserted a skylight of suitable dimensions for the admission of light to the Halls and for the stairways well glazed with strong-glass and finished down to the ceiling of the upper Hall with a well-hole lathed and plastered. and out of one of the centre wards of this story a convenient way will be made for getting out on the roof by means of a set of convenient steps and a well constructed scutels.

Immediately below the windows of the wards on a level with the floor of the rooms of the principal and second stories, openings will be left in the main walls of a length corresponding with the width of the windows and five inches in height, with a glass covering, hinged unto the base or washboard for the purpose of ventilation.

The windows 31. in number to be glazed with best Boston Crown Glass 12 x 18 inches and their openings such as to admit in each window of the principal and second story twelve panes [four in height and three in width]. These windows all to be furnished with Venetian Blinds shutters complete. The rails and stiles of which shall be three quarter inches wide and one and quarter in thickness hung with best quality and most suitable hinges and furnished with best American Patent Fastenings.

The Basement windows to be the same in width but only three panes in height, with solid shutters outside, hung com

plate, in every respect like the above.

All the sashes of the windows to be hung with weights and pulleys in the best manner.

The Hall doors of the Basement and Principal story front & rear to be of the dimensions and appearance shown in the elevation with side lights and lead pieces complete. The doors to be panel and stiles and Rails of two inch stuff. The entrance to the front and rear of the Building at the Principal door will be by granite steps, hammer dropped, rising from the ground opposite the Hall doors which are to retire within the front eighteen inches and the porch finished by pilasters and entablature agreeably to the accompanying plans and elevation. The sides of the steps finished with Buffalo Blocks as also shown. The whole to be of dressed granite.

At each end of the upper Hall, the windows will be let down to the floor, as is customary, in order to open into a Balcony in front of each and immediately over the doors of each entrance to Principal Hall, to be made substantially and neatly of iron and of ten feet in length and of usual width, finished after the usual manner.

The Basement doors opening under the steps of Principal story, will be reached from the ground by a flight of steps of granite, turning to the right or left, parallel to the face of the building.

The necessary excavations will be made for these entrances substantially walled around and the bottom flagged as well

suitable foundation walls laid for the support of the main Porch front and rear.

An area will be made around the building suitably walled and finished with a coping of cut Granite. The area to extend to the depth of six inches below the sills of the Basement windows except where it comes in front of the doors and entrances it to be of four feet width.

General Dimensions.

Length of Front of Building	55. ft.
Depth of do.	52.
Height of Basement Rooms from floor to ceiling	8 ft. 6 in.
Same Height of Principal Story	12.
Ditto of second do	13.
Depth of Foundation between the sleepers	1. ft 4 in.
Thence to top of the sleepers	" 8 "
Thence to first story floor.	9. . 9 "
Thence to second ditto.	13.
Thence to Parapet ditto	14.
Thence to top of parapet wall	<u>6. 6 "</u>
Total height of wall	<u>45. 3</u>

Excavation

The floor of the basement story must be sunk four ft.

below the average level of the surface of the ground. The earth to be excavated one foot below the Basement floor. The trench for the foundation walls to be sunk one foot below the general excavation or six feet below the average level of the surface of the ground. The necessary excavations for the areas in front of the two outside doors of Basement to be carried to a depth sufficient to allow the flagging of the area to be six inches below the sills of the Doors. Suitable excavations will be made for the exterior wall of area. for the second flight of steps leading to the Basement and for necessary foundation walls or abutments for the support of the principal steps and Porch in front and rear.

Moasonry.

The foundation of the exterior walls will be three feet wide to the height of the bottom of the sleepers where there will be an offset of eight inches on the inside and four inches on the outside. Thence to the finish story floors two feet wide, which will be of the best blue building stone laid in lime mortar and thoroughly grouted. The exterior of this wall to be of Hammered Stone and Laid in courses, the top of this wall at the commencement of the finish story will have a water table of Oak granite eight inches thick, from which will start the remainder of the exterior wall, which will be carried up of Brick to the top of the Parrott beams sixteen inches wide. At this point the appearance of a cornice will be represented by projection of the Brickwork, and the Parapet wall will be carried up to the proper height of eight inches thick and be finished by square recesses made in the outside at regular distances.

around the walls ~~replastering~~ ^{plastering} spandrels. The whole Brick wall
of the building to be faced with best Philadelphia Bricks.
called stretchers

The area walls and exterior foundations and solumen
will be of the same quality of stone as the foundation above
named. The area will be flagged and have at two equal
distances around the building a grate and sink to let off
the water. all the outside doors and windows to have cas-
sels and lintels of the same materials as of the Porch. The gran-
to be used by this agreement for the door ways and other parts
this building shall be of the best quality Hallowell Granite.

The foundations of the Partition walls to be two feet wide and one foot four inches deep. The interior cross walls to be carried up to the Parapet of Hard brick twelve inches and all other external Partition walls to have three courses of brick filled in at each floor of the House. Such foundations walls as shall be necessary across the Centre Part of the building to support ~~the~~ ^{the} the Basement floor, shall be made and shall be laid in benches with more there will be four stacks of Chimnies carried up in a suitable manner in a suitable manner, according to the plan, from the Foundation with the Fire places, &c. as per plan. The Chimnies to extend four feet above the Parapet wall to be capped with ash granite. The Parapet wall will be capped in like manner, the same to well secured as is customary.

The Kitchen Fire place to be surrounded by 9 panels, mantle, hearth &c of - Dark Granite. The hearth to extend four ft

beyond the opening of the Fire-place in every direction, all other Fire-places to have plain mantles and hearths of marble.

Roofs

To be Tipped. The ridge to rise only to within four inches of the height of the Parapet wall. The whole to be covered with best x x tin, to be fastened to one and a quarter inch planks which shall be well seasoned and none of them to exceed five inches in width. The tin to receive previously to laying a good coat of paint on that side to be laid against the planks.

The gutters necessary to conduct the water from all the roof

and the leaders extending to the ground to be of copper. The leaders four inches in diameter and boxed at the ground. It is understood that should the Fish Party to this agreement prefer it and give timely notice to that effect, slate of best quality may be substituted for tin to be laid in best manner and such additional slope to be given to the roof as will be necessary for such purpose.

Framing

A sufficiency of timber shall be put into the Building of the best quality and kind for its strength and durability and the disposition and number of floor timbers, Rafters, Sallows frames, plates, Braces &c. &c. to be according to the most approved mode of architecture.

(The sleepers of Basement floor to be of Larch 3 in by 8 in The Beams of the First story 3 in by 12 in. Those of the 2nd story

3 in by 10 in. Those of the ~~Yonah~~ Garrett 3, by 10, in and all of them on each story to be distanced from each other sixteen inches from centre to centre and no more.

A sufficient number of iron anchors shall be put in to secure the exterior walls to the beams.

Floors.

The floors of the principal and second story shall be Deafened, which shall be done by securely nailing strips of wood to each side of the floor beams: the upper edge of which to be three inches from the top of the beams to support the boards to be cut of pro-

per lengths to rest between them and join each other so that a layer of mahar of about two and half inches thickness shall entirely fill up the space between them and the floor planks throughout the entire floors of the Halls and Rooms of these stories.

The floors of each story to be laid of best yellow-pine planks, all to be one inch and a quarter, well seasoned, tongued and grooved and of narrow width.

Carpenter's work.

The wood work of the inside to be of a plain and neat style of ~~execution~~ architecture and of the best quality of white pine clear and well seasoned. The doors parallel and the sills and rails of two inch stuff, finished both sides. To be furnished with best quality american locks, and hung upon substantial butt hinges of good quality. The locks of the rooms doors and wherever it is customary, to be ~~over~~ over the doors and all of them to be of the dimensions and description proper to put on such building. The doors and windows throughout to be Green used with architraves.

and board the outside upon the ground and from seven to nine to nine inches wide as may be suitable and proper. The rooms of the Basement will be waistcoated around each to the usual height of wear on boards, tongued and grooved and finished on top with Oak.

In the wards of the other stories the windows will be panel backed in a proper style and the wards and all the Halls of the building will have a suitable base of nine inches height.

Plastering.

All the Halls and Rooms of the building to have three coats of plaster of best quality (the last to be hard finished). The exterior walls & wherever it is customary and proper to be jointed off, as well as the proper joining upon the ceilings.

Painting.

All the wood work inside and outside usual to paint, together with the iron Roof, to receive two coats of paint of the best quality white lead. The outside Venetian Blinds to be painted green in a proper manner as is customary.

Cisterns &c outside the Building.

The Cisterns, with deep sinks walled up with stone or Brick, with related roofs and to have panel doors with locks &c and one small window to each. To have in each, at least two seats and the apartments seven feet in height.

also two large cisterns in proper places near the building, of dimensions sufficient for the reception of the rain water falling on such a roof [to

be made hereafter] to be made of brick laid in best Roman cement in most approved manner.

And the Party of the First-Part in consideration of the Covenants and agreements aforesaid to be kept and performed by the Parties of the second Part, doth covenant, promise and agree to and with the Parties of the second part, that said Parties of the second part performing the covenants and agreements on their part. He, the Party of the first part will pay or cause to be paid unto the Parties of the second part for erecting and completing said building in manner aforesaid and providing the materials thereof, the sum

of Twelve Thousand; Two Hundred fifty Dollars.

The payments to be made in the following manner
Two thousand five hundred (2,500) Dollars when the first
tier or principal floor beams are laid.

One thousand five hundred (1,500) Dollars when the second
tier, or second floor beams are on.

Two thousand five hundred (2,500) Dollars when the roof is
completed.

Two thousand (2,000) Dollars when scratch plastered &

Three thousand seven hundred & fifty (3,750) Dollars

when the building is completed.

And it is mutually understood and agreed between
the Parties of the First and second Parts above named

- That these articles of agreement shall not be binding on either party until they are signed and approved by the Hon^{ble} the Secretary of the Department of War.

In witness whereof the said parties have hereunto set their Hands and seals the day and year first above written.

Witness.

Geo. M. Legate

Witness to 3 last signatures.

Daniel Hinson.

Rueas. Mackay

Major & Capt. M. of Army

Joseph M. Doumel

John P. Angwine

Stacey Pitcher

Respectfully recom-
mended for the ap-
proval of the Sec-
retary of War as
to the
Attending Physician

June 20. No. 157

This plan is approved by the Secy Secretary of War
who directs that it be carried out for Charleston

July 27

Wm. H. H. H.
Ad. R. R. H.

W. H. H.
Ad. R. H.

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER) at the request of the United States Coast Guard, Third Coast Guard District, Governors Island, New York, who funded the project. The field work was accomplished during the summers of 1982 and 1983. The historic structures inventory, a National Historic Landmark District nomination and the documentation of five properties were completed in 1984. A three-volume report and inventory cards containing the results of the historic structures inventory have been transmitted to the Library of Congress as field records under HABS No. NY-5715. The National Historic Landmark District nomination was submitted and acted upon favorably by the National Park System Advisory Board in October of 1984.

Sally Kress Tompkins, Deputy Chief of HABS/HAER, was project manager. John Burns, AIA and S. Allen Chambers both of the HABS staff provided technical assistance and review; Jet Lowe, HAER staff photographer, completed the large format photography; Blanche Higgins, historian, and David Broderson of Cornell University completed the historic structures inventory during the summer of 1982; Barbara Hightower, historian, developed the HABS documentation during the summer of 1983; Karin Madison of the HABS/HAER staff assisted in the production of the report and provided photographic control. Paige George of the University of Virginia did the Governors Island map and title sheet. Jay Silberman, Environmental Specialist, District Planning Office, Third Coast Guard District, Governors Island, served as manager and coordinator of the project for the U.S. Coast Guard.